

YJ LEE

SOHO, NEW YORK, NY



SALISBURY, MARYLAND



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28490 Naylor Mill Rd | Salisbury, MD

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7-Eleven Salisbury MD

INVESTMENT SUMMARY

28490 Naylor Mill Rd | Salisbury, MD

TENANT	7-Eleven, Inc.
GUARANTOR	Corporate
ADDRESS	28490 Naylor Mill Rd., Salisbury, Md 21801
PRICE	\$5,868,830
CAP RATE	4.65%
LEASE TYPE	Fee Simple
YEAR BUILT	2021
BUILDING SF	4,950 sf
LAND AREA	3.34 acres
BASE TERM	15 Years
RENT COMMENCEMENT	Nov 21, 2021
LEASE EXPIRATION	Oct 31, 2036
NOI	\$272,900.64
RENT INCREASES	10% every 5 years & in Options
RENEWAL PERIODS	Three, 5-Year
LANDLORD RESPONSIBILITIES	None
EXPENSES	Absolute NNN

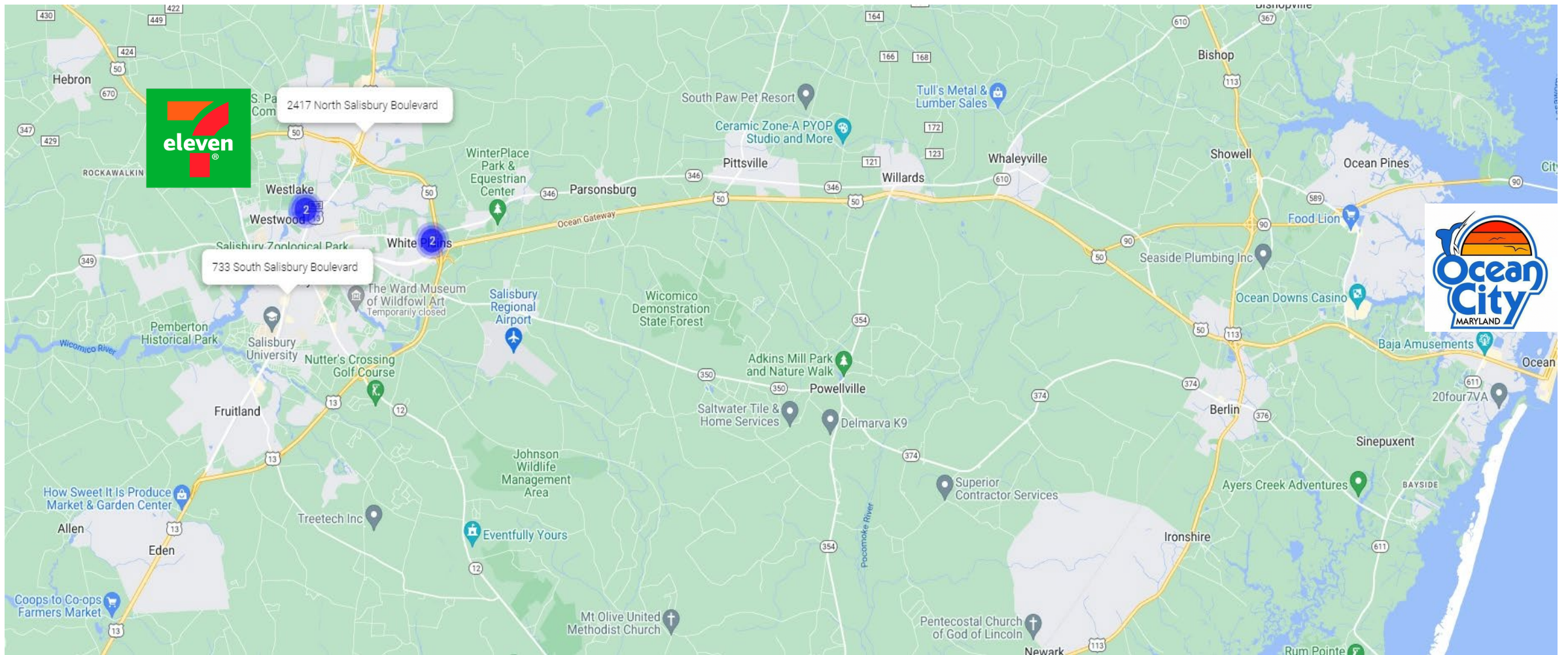


RENT SCHEDULE & OPTION PERIODS

YEARS	1-5	11/21/2021	11/20/2026	\$272,900.64	-
YEARS	6-10	11/21/2026	11/20/2031	\$300,190.70	10%
YEARS	11-15	11/21/2031	11/20/2036	\$330,209.77	10%
OPTION 1	16-20	11/21/2036	11/20/2041	\$363,230.75	10%
OPTION 2	21-25	11/21/2041	11/20/2046	\$399,553.82	10%
OPTION 3	26-30	11/21/2046	11/20/2051	\$439,509.20	10%

LOCATION MAP

28490 Naylor Mill Rd | Salisbury, MD



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7-Eleven Salisbury MD



SUBJECT PROPERTY

Bennett Airport

Salisbury Middle School

East Salisbury Elementary School

Pemberton Elementary School

Oakley Farms

ROYAL FARMS

Dunkin' Donuts Wendy's Hobby Lobby Walmart Verizon Wawa Kohl's Chick-fil-A Lowe's Sam's Club Burger King IHOP

Marshall's Michaels GameStop Best Buy Cold Stone Creamery McDonald's Outback PetSmart five below Mattress Firm America's Best Wings Tokyo America's Best Wings Tractor Supply Co Target Applebee's Ross Dress for Less Ulta Beauty

Arby's Starbucks Popeyes Chipotle AT&T

DQ Bob Evans Hampton Inn

Harbor Freight Red Lobster Dick's Sporting Goods Kmart Olive Garden Burlington Hardee's Longhorn Chuck E. Cheese's The Green Turtle

Honda Hyundai Toyota Mercedes Benz

Dunkin' Donuts McDonald's Domino's Food Lion

Save a Lot

U-Haul International

Auto Zone

Arby's

Dunkin' Donuts McDonald's Food Lion

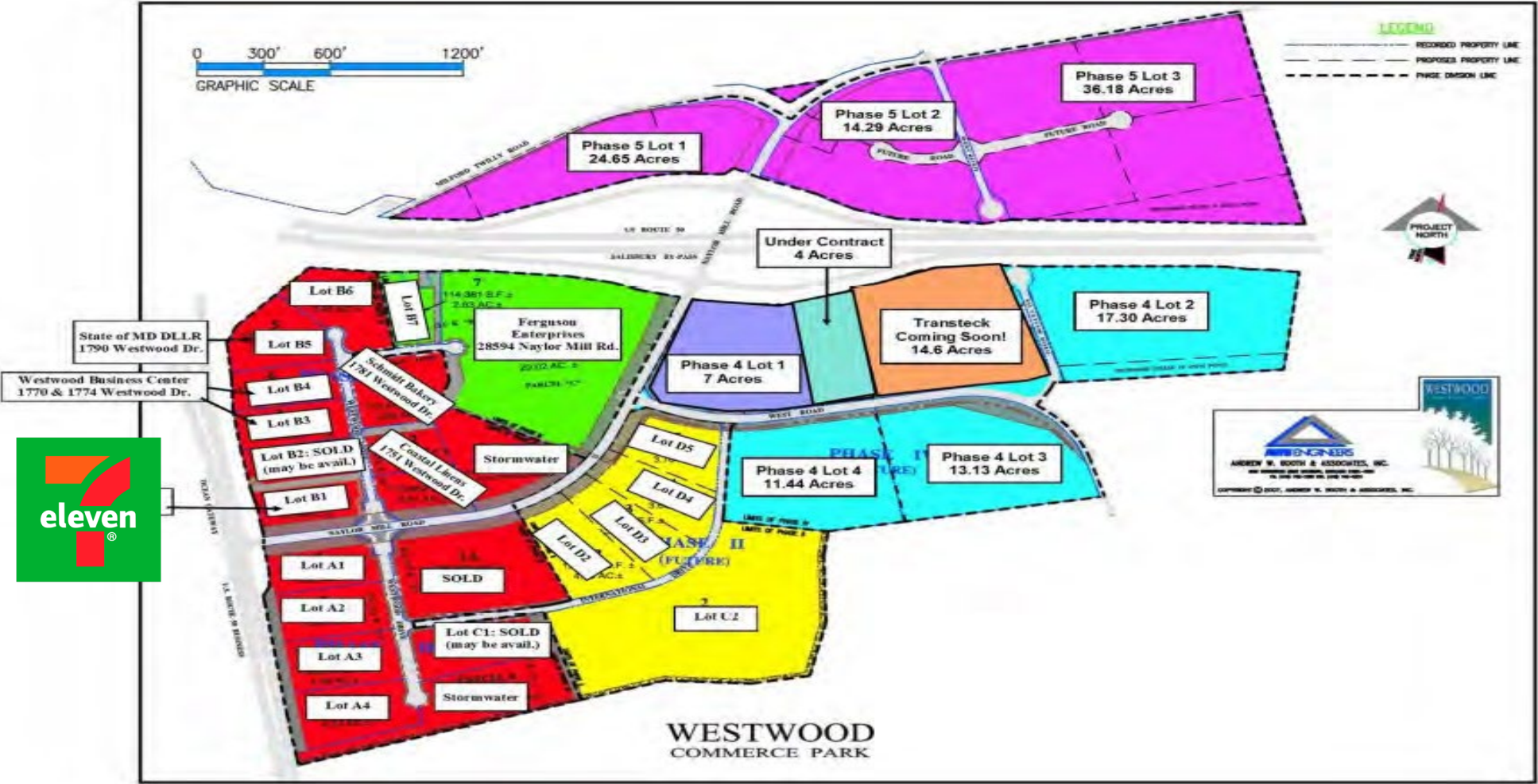
Mogan's Modjo's Market Street Inn United States Postal Service

CVS Pharmacy Wawa Advance Auto Parts Chipotle Dunkin' Donuts Taco Bell

ACME Walgreens Papa John's Burger King Napa Rita's Popeyes Planet Fitness Cook Out Wendy's Metro by T-Mobile

WESTWOOD COMMERCE PARK
28490 Naylor Mill Rd | Salisbury, MD

250 Acre Site



TENANT OVERVIEW

28490 Naylor Mill Rd | Salisbury, MD

7-Eleven is the world's largest convenience store chain with over 77,000 stores in 16 countries, including ±14,000 in the United States.

Founded in 1927, 7-Eleven pioneered the convenience store concept and today offers busy shoppers 24/7 convenience and an extensive range of merchandise, including over 2,500 products, gasoline, and an online Amazon partnership designed to position itself as an e-commerce player.

7-Eleven carries a high investment-grade credit rating from both S&P and Moody's (A / Baa2). The company's investment grade rating is attributed to its large scale, strong brand recognition, popular in-store offerings, and the strength of its parent company, Seven-Eleven Japan.

Seven-Eleven Japan Co., Ltd., is a unit of Seven & I Holdings, a Japan based diversified retail group and one of the world's largest retailers. Seven & I Holdings' store network comprises convenience stores, superstores, department stores, and specialty stores.

Currently the largest player in the convenience store industry, 7-Eleven boasts a 20.3% market share according to IBISWorld research and is the 14th biggest overall retailer by market cap, as of January 2022.

The company's May 2021 purchase of 3,900 Speedway assets will diversify 7-Eleven's presence in the Midwest and East Coast and strengthen the company's financial profile for continued success. The acquisition brings stores to 47 of the 50 most populated metro areas in the US.



7-eleven.com

Company Type: Subsidiary

Locations: 77,000+

Parent: Seven & I Holdings Co., Ltd

2021 Employees: 57,270

2021 Revenue: \$5.77 Trillion

2021 Net Income: \$179.26 Billion

2021 Assets: \$6.95 Trillion

2021 Equity: \$2.67 Trillion

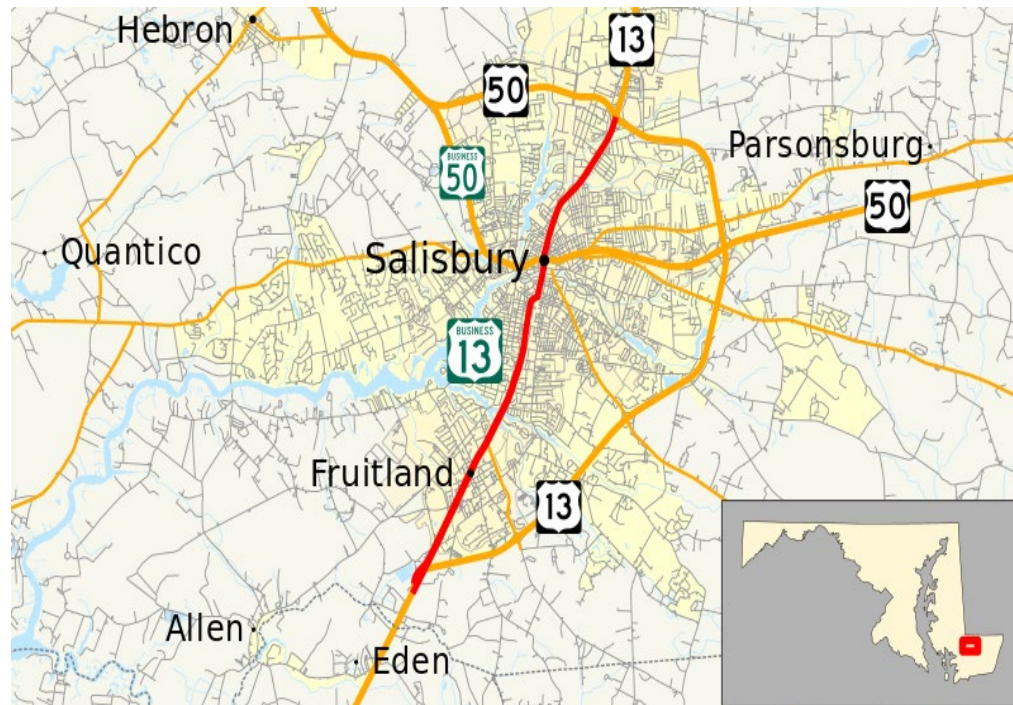
Credit Rating: S&P: AA-



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7-Eleven Salisbury MD



LOCATION SUMMARY

Salisbury (/ˈsɔːlzbəri/) is a city in and the county seat of Wicomico County, Maryland, United States, and the largest city in the state's Eastern Shore region. The population was 33,050 at the 2020 census. Salisbury is the principal city of the Salisbury, Maryland-Delaware Metropolitan Statistical Area.

Only a short 30 minute drive from the white beaches of Ocean City MD and Assateague Island, Salisbury MD is widely known for its unique combination of major retail shopping and small family owned businesses in a friendly country setting

Top Businesses:

Perdue Farms, Piedmont Airlines, Perdue Grain & Oilseed, Wicomico County Public Schools, Tidal Health. Some of the major employers in Salisbury include: [Salisbury University](#), [Verizon](#), [Peninsula Regional Medical Center](#), [The Knowland Group](#) and [Pepsi Bottling of Delmarva](#). Peninsula Regional Medical Center employs more Salisbury residents than any other company, while [Perdue Farms](#) is the largest employer headquartered in Salisbury (with nearly 22,000 employees).

BUILDING PHOTOS

28490 Naylor Mill Rd | Salisbury, MD



STORE INTERIOR

28490 Naylor Mill Rd | Salisbury, MD



AREA DEMOGRAPHICS

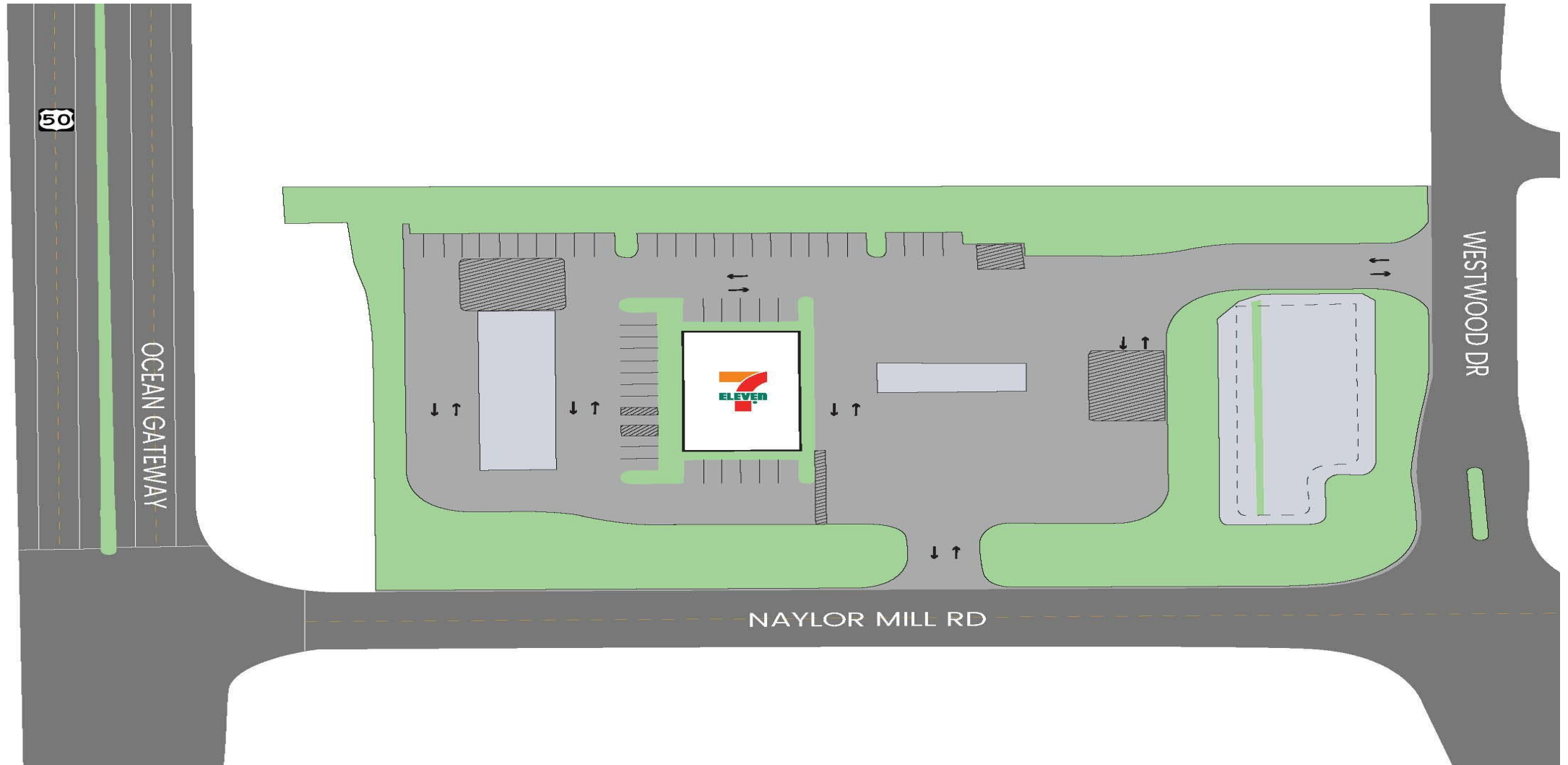
28490 Naylor Mill Rd | Salisbury, MD

2020 SUMMARY	1 MILE	3 MILES	5 MILES
Population	1,310	25,653	72,704
Projected Population 2025	1,303	26,095	75,267
Population Change '20-'25	-0.11%	0.34%	0.70%
Population Change '10-'20	0.06%	0.25%	0.67%
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2020 Total Households	549	9,315	26,864
2025 Estimated Households	545	9,503	27,823
Change Households '20-'25	-0.15%	0.40%	0.70%
INCOME	1 MILE	3 MILES	5 MILES
2020 Median Income	\$56,515	\$42,628	\$51,854
2020 Average Income	\$75,082	\$61,677	\$69,233
2020 Per Capita Income	\$28,222	\$23,228	\$26,146



SITE PLAN

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